

# \$308,800 - C, 1211 44 Street Se, Calgary

MLS® #A2204552

**\$308,800**

2 Bedroom, 2.00 Bathroom, 536 sqft  
Residential on 0.21 Acres

Forest Lawn, Calgary, Alberta

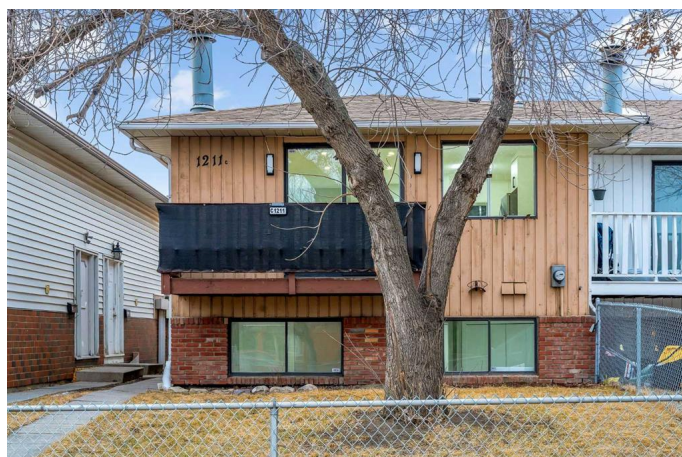
2 BED - 1.5 BATH -FULLY RENOVATED  
TOWNHOME - NO CONDO FEES- RIGHT IN  
FRONT OF SCHOOL - Step into this charming  
townhouse designed for comfort and privacy.

The main floor offers LIVING AREA and  
KITCHEN with open floor concept. The living  
area features a FIREPLACE perfect for adding  
warmth and ambiance to your home. The  
basement features 2 BEDROOMS with  
closets, one with a walk-in-closet in the room  
Laundry is located in the hall with extra closet.  
A 4PC BATH and ample STORAGE SPACE  
complete this level. Situated close to schools,  
shopping, and all essential amenities, this  
home offers convenience. EXCEPTIONAL  
VALUE for everything it offers AN  
INCREDIBLE OPPORTUNITY! Also, potential  
for an even greater investment.

Built in 1976

## Essential Information

MLS® #	A2204552
Price	\$308,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	536
Acres	0.21
Year Built	1976



Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	C, 1211 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5E6

### **Amenities**

Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Laminate Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle, Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	12
Zoning	M-C1

## Listing Details

Listing Office

Real Broker

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